087.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,020,900 / 1,020,900
					USE VALUE:	1,020,900 / 1,020,900
					ASSESSED:	1,020,900 / 1,020,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSTON CYNTHIA ANN/TR
Owner 2:	NOBLE REVOCABLE TRUST
Owner 3:	
Street 1:	58 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSTON CYNTHIA A -
Owner 2:	-
Street 1:	58 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,669 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Vinyl Exterior and 4172 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6669.000	582,500	4,400	434,000	1,020,900
Total Card	0.153	582,500	4,400	434,000	1,020,900
Total Parcel	0.153	582,500	4,400	434,000	1,020,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 244.70 | /Parcel: 244.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55148

GIS Ref

GIS Ref

Insp Date 11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	582,400	4400	6,669.	434,000	1,020,800	1,020,800	Year End Roll	12/18/2019
2019	101	FV	432,300	4500	6,669.	403,000	839,800	839,800	Year End Roll	1/3/2019
2018	101	FV	432,300	4500	6,669.	403,000	839,800	839,800	Year End Roll	12/20/2017
2017	101	FV	432,300	4500	6,669.	353,400	790,200	790,200	Year End Roll	1/3/2017
2016	101	FV	432,300	4500	6,669.	322,400	759,200	759,200	Year End	1/4/2016
2015	101	FV	426,700	4700	6,669.	285,200	716,600	716,600	Year End Roll	12/11/2014
2014	101	FV	426,700	4700	6,669.	269,700	701,100	701,100	Year End Roll	12/16/2013
2013	101	FV	426,700	4700	6,669.	256,700	688,100	688,100		12/13/2012

!7092!

PRINT

Date	Time
12/10/20	21:46:12

LAST REV

Date	Time
04/30/19	15:34:53

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7092

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTON CYNTH	65929-137		8/18/2015	Convenience	1	No	No		
JOHNSTON LEROY	50896-549		3/18/2008	Family	100	No	No		
JOHNSTON LEROY	29089-172		9/14/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	55148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2003	653	Manual	2,500					construct gazebo
6/12/2002	425	AbvGrd.	10,000	O		G4	GR FY04	12X24 ABOVE GROUND
5/25/1999	297	Addition	62,000					ADD 32X49 + 2 WDKS

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
3/24/2009	Meas/Inspect	163	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6669		Sq. Ft.	Site		0	70.	0.93	12									434,049						434,000	

Total AC/HA: 0.15310 | Total SF/SM: 6669 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,049 | Spl Credit | Total: 434,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96101892
Const Adj.:	1.00999999
Adj $ / SQ:	121.329
Other Features:	150862
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712664
Depreciation:	132555
Depreciated Total:	580108

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

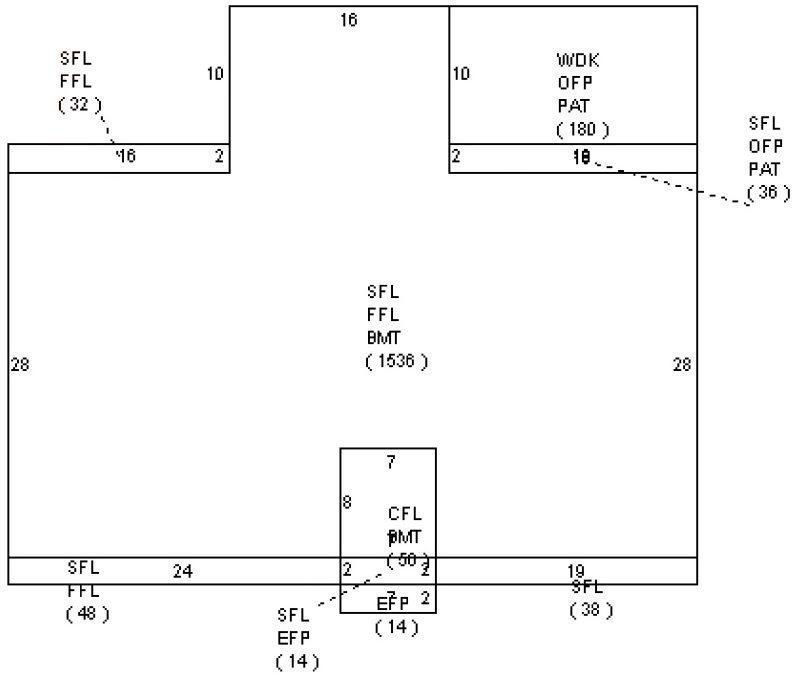
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,704	121.330	206,744
FFL	First Floor	1,616	121.330	196,067
BMT	Basement	1,592	48.230	76,779
OFP	Open Porch	216	24.380	5,266
PAT	Patio	216	4.030	870
WDK	Deck	180	11.670	2,101
CFL	Cathflr	56	127.400	7,134
EFP	Enclos Porch	28	73.330	2,053
	Net Sketched Area:	5,608	Total:	497,014
Size Ad	3376	Gross Are	5608	FinArea 4172

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.46
Special Features:	2400	Val/Su Net:	103.87
Final Total:	582500	Val/Su SzAd	172.54

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	6	A	AV	1992	500.00	T	21.6	101			2,400			2,400
19	Patio	D	Y	1	12X24	A	GD	2002	3.55	T	10.2	101			900			900
14	Open Porch	D	Y	1	12X12	A	AV	2003	27.96	T	12.8	101			3,500			3,500

More:	N	Total Yard Items:	4,400	Total Special Featues:	2,400	Total:	6,800